

Flat 12a Bailgate

Lincoln, LN1 3AE

£1,100 pcm

CASTLE AND CATHEDRAL VIEWS, AVAILABLE NOW!

Briefly comprises of large Kitchen with dining table, Downstairs WC and Lounge to the Ground Floor. To the First Floor there are Two Double Bedrooms with views of Lincoln Castle and a modern Bathroom with bath and shower over. The property also benefits from a private terrace with seating, communal yard space and private shed.





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LOCATION
Bailgate is situated within Lincoln's historic Cathedral Quarter, surrounded by the city's medieval architecture and a range of independent shops, cafés, restaurants and bars. Lincoln Cathedral and Lincoln Castle are both within close walking distance, while the property's position provides convenient access to Lincoln City Centre and the High Street via Steep Hill. There is no Allocated Parking with the property, although on-street and permit parking options are available within the surrounding area.



ACCOMMODATION
This Fully Furnished Apartment is situated in the heart of the Bailgate and Cathedral Quarter, with accommodation arranged over two floors. The Ground Floor provides a Dining Kitchen with large dining table and appliances, together with a Downstairs WC and Lounge having sofas and a bespoke fireplace. To the First Floor there are Two Double Bedrooms, both fully furnished and enjoying views towards Lincoln Castle, alongside a modern Bathroom with bath and shower over.

OUTSIDE
The property benefits from secure entry to a communal Yard, together with a private Shed and Terrace with Seating. There is no Allocated Parking with the property.



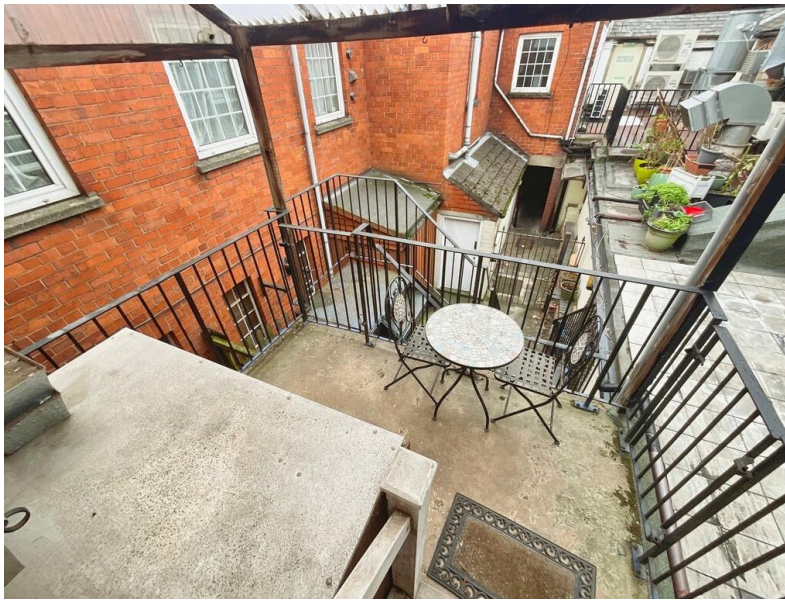
RENT AND DEPOSIT
The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

ADDITIONAL FEES
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - https://mundys.net/additional-fees/

VIEWINGS
By prior appointment through Mundys.



THE RENTERS RIGHTS ACT 2025
New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act

- Two Bed Duplex Apartment
- Fully Furnished Throughout
- Heart of Cathedral Quarter & Bailgate
- Private Outdoor Terrace
- Two Double Bedrooms
- Views of Cathedral & Castle
- Large Kitchen Diner
- Early Viewing Recommended
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - D

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman